



SYNOPSIS OF INTERNATIONAL BUILDING CODE CHANGES

NOTE: The City of Midland has adopted the 2009 International Building Code and it becomes effective September 1, 2010. All projects submitted for a permit after September 1st shall meet the requirements of the adopted 2009 codes with the City of Midland Amendments.

1. Modification of 303.1, 303.1.1 Assembly Uses not Classified as Group A: An assembly space having an occupancy load less than 50 is now permitted to be classified as a Use Group B (business) when accessory to another use. (a 49 person conference room in an office use is not an assembly use). (2006)*
2. New subsection 304.1 Group B Classification of Skill-Development Uses: Training and skill development activities not associated with a school or academic program (music lessons at a music store). (2006)*
3. Clarification of 404.1, 404.4 Application of Atrium Provisions: The clarification clearly allows an unenclosed floor opening connecting a maximum of two stories without an enclosure or smoke control system. (2006)*
4. New Section 419 Live/Work Units: Special provisions have been developed to specifically address dwelling and sleeping units that a considerable amount of ongoing non-residential use. (Artist Studio/loft) (2009)*
5. New Section 422 Ambulatory Health Care Facilities: Special provisions have been established for Use Group B health care facilities in which individuals are rendered incapable of self-preservation (Out patient Surgery Centers) (2009)*
6. Modification of Table 503 Allowable Building Height: Tabular building height has been reduced for construction types II-B and III-B use groups B, M, S-1 and S-2 buildings (reduced by 1 story {i.e. II-B use group B reduced from 4 stories to 3 stories}). (2009)*
7. Addition of new subsection 505.2 Exception 2, Maximum Floor Area of Mezzanines: The maximum permitted floor area of a mezzanine has been increased from 1/3 to 1/2 of the floor area of the room in which the mezzanine is located provided all conditions are met. (2006)*

SYNOPSIS OF INTERNATIONAL BUILDING CODE CHANGES

City of Midland

Page 2 of 5

8. Addition of new subsection 505.4 Exception 5, Required Openness of Mezzanines: A mezzanine with 2 or more means of egress need not be open to room below provided the building is fully sprinklered and both means of egress can be to the floor below. (previously one means of egress would need to be an enclosed exit directly to the exterior). (2006)*
9. Clarification for 506.5 Mixed-occupancy Multi-Story Allowable Area: The method of calculating allowable area for multi-story building has been clarified where mixed-use occupancy conditions exist. (2009)*
10. Modification of 508.2.5 Incidental Accessory Occupancies: The provisions for incidental accessory occupancies, formerly regulated as incidental use areas, are now included as a part of the accessory occupancy provisions, thereby limiting the allowable size. (2009)*
11. Modification of Table 508.2.5 Incidental Accessory Occupancies: Parking garages and storage rooms are no longer regulated as incidental accessory occupancies. (2009)*
12. Modification of Table 508.3.3 Required Separation of Occupancies: The previous table 302.3.2 has been replaced with a new table that changes or eliminates fire rated separation between some use groups. (Separations are no longer required between B and M use groups in the same building). (2006)*
13. Modification of Table 508.4 Group I-2 Separated Occupancies: Minimum fire rating between I-2 (hospital) and any adjoining occupancy must be 2 hour. (2009)*
14. New subsection 703.6 Identification of Fire and Smoke Separation Walls: Fire walls, fire barriers and other walls required to have protected openings or protected penetrations must be identified above the ceiling where a concealed space is created (1-hr tenant separation wall must be labeled above the ceiling 30' max. spacing). (2009)*
15. Modification of 705.2 Limitations on Extension of Projections: The method for determining the maximum extent of a projection beyond the exterior wall has been significantly revised (overhangs amounts limited). (2009)*

SYNOPSIS OF INTERNATIONAL BUILDING CODE CHANGES

City of Midland

Page 3 of 5

16. Modification of 705.5 Fire Resistance Ratings of Exterior Walls: Exterior walls required to be fire rated and 10 feet or less to the property line must be rated for fire exposure from both sides (increased from 5 feet). (2009)*
17. Addition of new subsections 715.4.3.1 Door Assemblies in Corridors and Smoke Barriers: Fire door assemblies must all meet the requirements for smoke and draft control door assemblies. (2006)*
18. Addition of new subsection 715.4.6.3.1 Labeling and Identification of Fire Doors: Fire protection rated glazing used in fire doors must have clear identifying marks to insure it is allowed in the installation. (2006)*
19. New subsection 716.5.6 Protection of Air Openings in Rated Exterior Walls: Fire dampers are now required at duct penetration and air transfer openings in fire rated exterior walls. (2009)*
20. Modification of 902.1 Definition of Fire Area: The definition of fire area has been changed to include any unenclosed floor area that has a roof or floor above. (Covered exterior sales area now included in fire area calculation for fire protection). (2009)*
21. Modification of 903.2.1.2 Sprinkler Systems in Group A-2 occupancies: Fire Sprinklers shall be required in A-2 uses (restaurants, bars, etc) with fire areas greater than 100 occupants (i.e. a restaurant with a 1501 SF seating area has an occupancy of 101 persons therefore a fire sprinkler system would be required). (2006)*
22. Modification of 903.2.3 Sprinkler Protection in Group E Occupancies: The fire area size that determines the requirements for fire sprinklers has been reduced from 20,000 SF to 12,000 SF. (2009)*
23. Modification of 903.2.7 Sprinkler Systems in Group M Furniture Stores: Fire sprinklers are required in all use group M fire areas that display or sell upholstered furniture regardless of size (previous size was 12,000sf fire area, now any size). (2009)*

SYNOPSIS OF INTERNATIONAL BUILDING CODE CHANGES

City of Midland

Page 4 of 5

24. Modification of 903.2.10 Sprinklers in Group S-2 Enclosed Parking Garages: Unless located beneath another occupancy group, enclosed parking garages only require fire sprinklers when the fire area exceeds 12,000 SF. (2009)*
25. Modification of 903.3.1.2.1 Sprinkler Protection of Residential Balconies and Decks: Fire sprinklers are required for exterior decks and balconies only where combustible deck or roof is above. (2009)*
26. Addition of new subsection 1004.1.1 Exception, Determination of Design Occupant Load: The building official may assign an occupant load to a room, space or building that is lower than the calculated amount for justifiable reasons. (2006)*
27. Modification of 1005.1 Minimum Required Egress Width: The allowance for reduction of minimum calculated egress width due to fire sprinkler presence has been eliminated. (2009)*
28. Modification of 1008.1.9 Panic and Fire Exit Hardware: The threshold requirement for panic hardware in groups A and E occupancies has been reduced from 100 occupants to 50. Also any electrical room that has over equipment rated 1200 amperes or more and 6 feet or more in width must have panic hardware and door swing in the direction of egress. (2006)*
29. Addition of new subsection 1009.11.2, Protection at Roof Hatch Openings: Where roof hatch openings are with 10 feet of the roof edge the access or roof edge shall be protected by a guard. (2006)*
30. Modification of 1014.2 Egress through Intervening Spaces: Means of egress in M uses may pass through stockrooms provided the 4 conditions are met. (stockroom is same hazard as main retail area, only ½ of exit accesses through area, stockroom can not be locked against egress and clearly defined 44" wide enclosed path is provided). (2006)*
31. Deletion of 1016.2 Travel Distance Increase for Roof Vents: The allowance for an increased travel distance in a fully sprinklered F-1 or S-1 occupancies that have automatic smoke and heat vents has been eliminated. (2009)*

SYNOPSIS OF INTERNATIONAL BUILDING CODE CHANGES

City of Midland

Page 5 of 5

- 32. New Section 1024 Luminous Egress Path Markings: Self-luminous exit path markings are now required in exit enclosures and exit passageways of Use Group A, B, E, I, M and R-1 high rise buildings with a floor greater than 75' above grade. (2009)*
- 33. Modification of 1028.1 Egress for Group E Assembly Spaces: Assembly uses classified as Group E occupancies are now subject to the specific means of egress requirements for use Group A occupancies (a main exit capable of handling ½ of the occupant load may be required for areas in excess of 300 occupants). (2009)*
- 34. New subsection 1109.2.3 Accessible Lavatories with Enhanced Reach Ranges: Where 6 or more lavatories are provided in a restroom, a lavatory that meets the enhanced reach range must be provided (faucet would typically be mounted on side of sink instead of at rear of sink). (2009)*
- 35. Addition of new subsection 1405.12.2 Minimum Window Sill Height: In R-2 and R-3 occupancies the minimum window sill height where the sill portion of an operable window is greater than 6 feet above the surface below shall be 24 inches above the finish floor of the room in which the window is located. (2006)*
- 36. Modification of 2304.11.2.6 Vertical Clearance at Wood Siding: a minimum vertical clearance of 2 inches is required between wood siding and concrete steps, porch and patio slabs or similar surfaces. (2009)*
- 37. Modification of 2308.2 Maximum Floor-to-Floor and Stud Height: The maximum stud height for bearing walls is 10 feet and maximum floor to floor height is 11 feet 7 inches. (light frame wood construction must meet these requirements). (2009)*
- 38. Clarification for 2902.1.1 Calculation of Plumbing Fixture Count: The method of determining the minimum number of plumbing fixtures in mixed occupancies has been clarified. (2009)*

Note: (2006)* or (2009)* identifies the code year that the item was added or modified. The items above are a partial list of the changes to the Code. There were many additional changes that were not listed that could impact a project and should be reviewed prior to submitting for a Permit.